

EXHIBIT 3

8/6/2025 1:06 PM

Joann Lease Ledger

Tenant: psd027 JOANN

From Date: 11/10/2000 To Date: 05/31/2025

Move In Date: 11/10/2000 Move Out Date: 05/31/2025

Date	Description - OPEN charges	Charge	
2/19/2025	2024 Real Estate Taxes billed in 2025	75,299.14	
1/1/2025	Operating Expenses Estimate (01/2025) - Prorated 1/15 to 1/31/25	1,736.35	
1/1/2025	Base Rent (03/2025) - Prorated 1/15 to 1/31/25	15,562.22	
3/18/2025	2024 CAM Reconciliation Due	-1,531.85	\$36,923.63 - 2024 CTI REC billed 3/19/25
3/18/2025	2024 Tax Reconciliation Due	-0.02	
3/19/2025	DO NOT USE (01/2024 - 12/2024)	8,575.80	
3/19/2025	DO NOT USE (01/2024 - 12/2024)	19,956.33	
3/19/2025	DO NOT USE (01/2024 - 12/2024)	5,820.67	
4/1/2025	Operating Expenses Estimate (04/2025)	3,472.70	
4/1/2025	Base Rent (04/2025)	31,124.43	
5/1/2025	Operating Expenses Estimate (05/2025)	3,472.70	
5/1/2025	Base Rent (05/2025)	31,124.43	
	Total Balance Due	194,612.90	

Date	All Payments received	Payment	
10/18/2024	Chk# ACH10092024-037	34,597.13	Applied to October 2024 Rents
11/22/2024	Chk# ACH11062024-006	34,597.13	Applied to November 2024 Rents
12/30/2024	Chk# ACH12042024-002	34,597.13	Applied to December 2024 Rents
6/17/2025	Chk# 0002203 :CHECKscan Payment	34,597.13	Applied to May Rent
7/2/2025	Rent from Seller	34,597.13	Applied to March Rent
	Total payments received	172,985.65	